



Town of Carlisle

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Office of
PLANNING BOARD

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MINUTES

March 22, 2004

Minutes

Planning Library

Request for release of Lot 3 from covenant for Great Brook Estates Definitive Subdivision Plan, 195 Rutland Street (Map 26, Lot 18C) [Request of Ira Gould]

Public Hearing: Accessory Apartment Special Permit, 252 Brook Street, Map 13, Parcel 49, Vreg and Bonnie Yousefian, applicants

Review of proposed performance covenant for Comprehensive Permit issued for 302 Lowell Street (Map 21, Parcel 12) [Request of Town Counsel]

Review of proposed landscape plan for Comprehensive Permit issued for 302 Lowell Street (Map 21, Parcel 12)

Request for support of proposal for the Town to purchase "Parcel A" off South Street (Map 5, Parcel 7), a.k.a. the Benfield property, utilizing approximately \$2 million of Community Preservation Act funds (Request of Community Preservation Committee)

Consideration of proposing amendments to Article 12 of the General Bylaws, Scenic Roads

Consideration of proposing amendments to the Personal Wireless Communication Facilities bylaw (sec. 5.9 of the Zoning Bylaws) [subcommittee report]

Development of digital town-wide parcel data layer and GIS technical support [Applied Geographics]

Chair Louise Hara called the meeting to order at 7:30 p.m. in the Clark Room at Town Hall. Board members David Freedman, Dan Holzman, Tom Lane and Phyllis Zinicola were present along with Associate Planning Board members Ray Bahr and Rich Boulé. Member Michael Abend was not in attendance this evening. Member Rich Colman arrived at 7:40 p.m. Planning Administrator George Mansfield, Administrative Assistant Anja Stam and Mosquito reporter Ali Walsh were also present.

Minutes

The minutes of 3/8/04 were reviewed. Freedman and Hara made some clarifications regarding the Fern's conceptual site plan discussion. Zinicola clarified one item regarding the "Parcel A" discussion. Freedman then **moved to approve the minutes of March 8, 2004 as amended.** Zinicola seconded the motion and it carried 5-0

Planning Library

Freedman requested that the Planning Board purchase a copy of the CHAPA guidebook entitled Taking the Initiative: A Guidebook on Creating Local Affordable Housing Strategies at a cost of \$35. Board members agreed that this would be a useful publication to have in the Planning Library and directed the AA to purchase the book.

(Colman arrived.)

Request for release of Lots 3 and 8 from covenant for Great Brook Estates Definitive Subdivision Plan, 195 Rutland Street (Map 26, Lot 18C) [Request of Ira Gould]

Mansfield reminded the Board that it had moved to release Lot E at its last meeting. Before the release document was notarized and filed with the Town Clerk, however, the applicant called the PB office to ask if a different lot could be substituted for Lot E. Mansfield advised him that the Board would require a new motion.

Colman moved to rescind Planning Board release of Lot E from restrictive covenant for Great Brook Estates Definitive Subdivision Plan as voted on March 8, 2004. Zinicola seconded the motion and it carried 6-0.

Upon reviewing the applicant's written requests dated March 12 and March 20, Colman **moved to release Lots 3 and 8 from restrictive covenant for Great Brook Estates Definitive Subdivision Plan.** Lane seconded the motion and it carried 6-0.

Public Hearing: Accessory Apartment Special Permit, 252 Brook Street, Map 13, Parcel 49, Vreg and Bonnie Yousefian, applicants

The Chair appointed Ray Bahr and Rich Boulé to sit on this special permit public hearing as associate members.

The applicants were present with their architect Paul D. Minor. Abutter Henry Cox was also present.

Minor explained that the Building Inspector has reviewed the plans and approved the dimensional specifications of the house and apartment. The Board of Health has also certified Title V compliance for a total of seven bedrooms. He presented a site plan that was prepared in 1985 to show home renovations and a new septic system. Bonnie Yousefian stated that the 1985 plan accurately shows existing site conditions except that the screened porch shown on the plan was never built. The applicant also provided building plans showing the main house, the accessory apartment and the proposed carport.

Hara asked how the carport shown on the side of the apartment would be accessed. Minor explained that a gravel dogleg would be constructed off the existing semi-circular, gravel driveway. Current access from Brook Street would not be altered.

Mansfield had visited the site and noted that the bylaw requires a minimum of two parking spaces per unit and that these must be screened and located 40-feet from the lot lines. He reported that there is adequate screening, but asked the applicant to show parking and driving patterns. Mrs. Yousefian explained that they currently park two cars stacked on the side of the house, and thought there would be sufficient space to do the same near the carport. Board members requested that the applicant provide an area to back out of the carport in order to turn around. Hara noted that this area might also be used as an extra parking space.

Cox asked if this apartment would count toward the affordable housing goals of the Town. Freedman said that it would only qualify if the applicant placed a deed restriction on the apartment rental. The occupant would then be required to meet the income levels as defined for the area. Zinicola explained further that an apartment of this size might be considered moderate and allow up to 80% of the median income, or approximately \$65,000. Bonnie Yousefian agreed she might someday consider placing a deed restriction on the apartment, but was not sure it would be possible because the friends or family members they plan to rent to might not qualify for affordable housing.

In order to have seven voting members of the Planning Board, the two associate members flipped a coin to determine which one of them would provide the seventh vote. Boulé won the toss, and gave Bahr the vote.

Colman then moved to grant an Accessory Apartment special permit for 252 Brook Street under provision 5.6 of the zoning bylaws, finding that the application fulfills the purposes defined in Section 5.6.1.1 to 5.6.1.4, provided that the applicant show parking for a total of four vehicles including the carport and access to the port, with a turnout provided designed to protect the red maple in that area, and to indicate on the plan that there will be a total of three locked doors to provide a complete and separate house keeping unit. The application was reviewed and found to comply with Section 5.6.5 of the zoning bylaws. Freedman seconded the motion and it carried 7-0.

Minor agreed to provide revised plans to the Board before their next meeting on April 12, 2004.

Review of proposed performance covenant for Comprehensive Permit issued for 302 Lowell Street (Map 21, Parcel 12) [Request of Town Counsel]

The Board reviewed a covenant document provided by Michael Kenny and forwarded from Town Counsel on March 15, 2004. Hara asked how maintenance and common utilities would be managed. The PA explained that this covenant pertains to construction, and not operation, of the development. Zinicola recommended asking the applicant to include a reference to the condition in the decision that this covenant pertains to, in order to clarify what type of covenant it is. The Board asked the PA to convey this to Town Counsel and to note that the Planning Board is expecting additional covenant documents to address other conditions in the decision.

Review of proposed landscape plan for Comprehensive Permit issued for 302 Lowell Street (Map 21, Parcel 12)

Conservation Commission Administrator Sylvia Willard was present for this discussion.

The Board reviewed the landscaping plan submitted by the applicant and approved of the proposed relocation of the stone wall. Members did question the location of the edge of the right-of-way as shown on the plan. They asked the PA to communicate their concern to the ZBA and recommend that the wall should be built a minimum of two feet from the edge of the pavement of the proposed footpath or on the right-of-way boundary, whichever is further from that footpath pavement.

In a letter to the applicant's engineer dated March 15, 2004, the Fire Chief approved of naming the new road "Rocky Point" instead of "Laurel Hollow Road." Several Board members were concerned that "Rocky Point" might be confused with the existing "Rockland Road" or "Wolf Rock." Hara said that the Historical Commission would like to submit a list of historical Carlisle names to be used in future developments.

Request for support of proposal for the Town to purchase "Parcel A" off South Street (Map 5, Parcel 7), a.k.a. the Benfield property, utilizing approximately \$2 million of Community Preservation Act funds (Request of Community Preservation Committee)

Zinicola reviewed the motions to be presented to Town Meeting tomorrow night, and explained the procedure. Then the Board discussed its own support of the motions, reviewed the written draft of support and planned its presentation. Freedman **moved to support the motions to acquire the Benfield Parcel A at Special Town Meeting on March 23, 2004.** Lane seconded the motion and it carried 6-0.

(Zinicola left the meeting at 10:20 p.m.)

Consideration of proposing amendments to Article 12 of the General Bylaws, Scenic Roads

The Board reviewed and approved the draft of the proposed Scenic Roads bylaw amendment to be presented at Town Meeting in May. They also agreed that this proposed amendment should be presented to the Conservation Commission, Board of Health, Historic Commission, Board of Selectmen, and the Bike/Pedestrian Safety Advisory Committee. Hara offered to make presentations to the ConsCom and Historic Commission. Holzman agreed to present to the BOH. The AA was directed to prepare packets for these boards and committees including a cover memo and copies of the proposed warrant article for each board or committee member.

(Colman left the meeting at 10:30 p.m.)

Consideration of proposing amendments to the Personal Wireless Communication Facilities bylaw (sec. 5.9 of the Zoning Bylaws) [subcommittee report]

Freedman reported that the wireless bylaw subcommittee met again on March 15, and that he and Boulé attended a public meeting in Concord regarding a proposed overlay district there.

Freedman also reported that he and Holzman met with school facilities manager, David Flannery; to view the "mistake room" at the school. Freedman described this large room as ideal for wireless equipment because of its size, cool below-grade climate, and access to the outside. Holzman advised that in order to retain maximum signal strength, the antenna should be built directly above this equipment room. Holzman reported that he contacted one carrier, T-Mobile, to assess their interest in this site. This carrier was interested, but not willing to tour the potential site until a formal bidding process had been established. Holzman said he would also contact Sprint to offer them a tour of the potential site.

Freedman reported that the school is in need of roofing repairs estimated at \$1.1 million. He said it would be good if the Town was to negotiate some funding for roof repair for the school in exchange for this convenient wireless facilities site.

Development of digital town-wide parcel data layer and GIS technical support [Applied Geographics]

Mansfield reported that he would schedule a meeting with Vicky Tam of Applied Geographics this week. He explained that project completion has been stalled because discrepancies have been found between the CAMA data used by the Assessors and the data extracted from the maps by Applied Geographics. A general data layer has been produced, which seems nearly correct except for wetland delineation.

At 11:00 p.m., the Board unanimously adjourned the meeting.

Respectfully submitted,



Anja M. Stam
Administrative Assistant